

ORDINANCE NO. 980115-E

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 13-2 OF THE CITY CODE AS FOLLOWS:

10.35 ACRE TRACT OF LAND OUT OF THE JAMES COLEMAN SURVEY NO. 25, IN TRAVIS COUNTY, FROM "SF-6" TOWNHOUSE AND CONDOMINIUM RESIDENCE DISTRICT TO "SF-2-CO" SINGLE FAMILY RESIDENCE (STANDARD LOT) DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT, LOCALLY KNOWN AS THE PROPERTY LOCATED AT 8605-8701 BLUEGRASS DRIVE, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The Zoning Map established by Chapter 13-2-22 of the City Code is amended to change the base zoning district from "SF-6" Townhouse and Condominium Residence district to "SF-2-CO" Single Family Residence (Standard Lot) district-Conditional Overlay combining district, on the property (the "Property") described in File C14-97-0099, as follows:

10.35 acre tract of land out of the James Coleman Survey No. 25, in Travis County, Texas, the tracts of land being more particularly described by metes and bounds in Exhibit "A", incorporated into this ordinance,

locally known as the property located at 8605-8701 Bluegrass Drive, in the City of Austin, Travis County, Texas, and as more particularly identified in the map attached as Exhibit "B".

PART 2. The Property within the boundaries of the Conditional Overlay combining district established by this ordinance is subject to the following conditions:

Development of the Property is restricted to a maximum of 25% of the gross site area.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the "SF-2" Single Family Residence (Standard Lot) base district and other applicable requirements of the Land Development Code.

PART 3. The Council waives the requirements of Sections 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance.

PART 4. This ordinance takes effect on January 26, 1998.

PASSED AND APPROVED

January 15, 1998.

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Kirk Watson

Kirk Watson
Mayor

APPROVED:

Andrew Martin

Andrew Martin
City Attorney

ATTEST:

James E. Aldridge

James E. Aldridge
City Clerk

DESCRIPTION OF A 10.35 ACRE TRACT OF LAND OUT OF THE JAMES COLEMAN SURVEY NO. 25, SITUATED IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 956.78 ACRE TRACT OF LAND CALLED TRACT ONE AS DESCRIBED IN A DEED TO GREAT HILLS, LIMITED RECORDED IN VOLUME 8238, PAGE 174, TRAVIS COUNTY, TEXAS DEED RECORDS; SAID 10.35 ACRES, AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod found for an angle point on the east line of Lot 16, Great Hills XIV-A, a subdivision of record in Book 85, Pages 108C-108D, Travis County, Texas Plat Records, an angle point on the west line of Meadows of Great Hills, a subdivision of record in Book 85, Pages 179B-179C, Travis County, Texas Plat Records and an angle point in an easterly line of said 956.78 acre Tract One, from which an iron rod found bears N 04° 34' 00" W, a distance of 75.24 feet;

THENCE leaving the east line of said Lot 16, Great Hills XIV-A, with the west line of said Meadows of Great Hills and the easterly line of said 956.78 acre Tract One, the following four (4) courses and distances:

1. S 63° 18' 00" E, a distance of 141.53 feet to a concrete monument found for an angle point,
2. S 22° 25' 00" W, a distance of 537.29 feet to an iron rod found for an angle point,
3. S 22° 18' 00" W, a distance of 317.95 feet to a concrete monument found for an angle point, and
4. S 11° 50' 30" W, a distance of 288.78 feet to an iron rod found for an angle point;

THENCE leaving the west line of said Meadows of Great Hills and the easterly line of said 956.78 acre Tract One, crossing said 956.78 acre Tract One, S 40° 18' 09" W, a distance of 615.51 feet to an iron rod found for a point on curve, being the northeast corner of said Bluegrass Drive (60.00 feet wide) as shown on Forsythia Drive Street Dedication, a subdivision of record in Book 85, Pages 149C-149D, Travis County, Texas Plat Records and the southeast corner of said Bluegrass Drive as shown on said Great Hills XIV-A;

THENCE continuing with the easterly line of said Bluegrass Drive, the following two (2) courses and distances:

1. a distance of 412.80 feet along the arc of curve to the left through a central angle of 61° 05' 55", with a radius of 387.00 feet and whose chord bears N 17° 57' 33" W, a distance of 393.50 feet to an iron rod found for a point of tangency, and

2. N 48° 31' 00" W, a distance of 380.35 feet to a concrete monument found for an angle point, the southwest corner of Lot 37 of said Great Hills XIV-A and the most westerly corner hereof;

THENCE leaving the easterly line of said Bluegrass Drive, with the southerly and easterly lines of said Great Hills XIV-A, the following nine (9) courses and distances:

1. N 60° 31' 16" E, a distance of 239.08 feet to an iron rod found for an angle point,
2. N 15° 23' 31" E, a distance of 122.99 feet to an iron rod found for an angle point,
3. S 65° 44' 58" E, a distance of 405.67 feet to an iron rod found for an angle point,
4. S 54° 37' 57" E, a distance of 204.71 feet to an iron rod found for an angle point,
5. N 11° 49' 11" E, a distance of 87.72 fet to an iron rod found for an angle point,
6. N 81° 16' 30" W, a distance of 24.17 feet to an iron rod found for an angle point,
7. N 57° 00' 56" W, a distance of 142.33 feet to an iron rod found for an angle point,
8. N 49° 32' 05" E, a distance of 113.59 feet to a concrete monument found for an angle point, and

EH&A FN No. 3238R
EH&A Job No. 4047-82

Great Hills Ltd.
10.35 Acres-Zoning
March 20, 1986

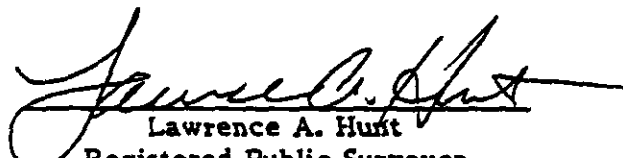
9. N 22° 20' 45" E, a distance of 852.38 feet to the POINT OF BEGINNING and containing 10.35 acres of land, more or less.

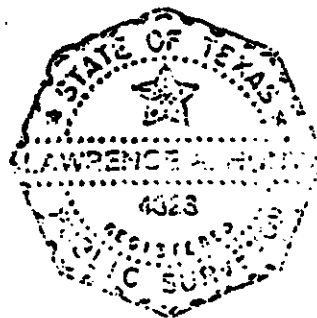
THE STATE OF TEXAS I
COUNTY OF TRAVIS I KNOW ALL MEN BY THESE PRESENTS:

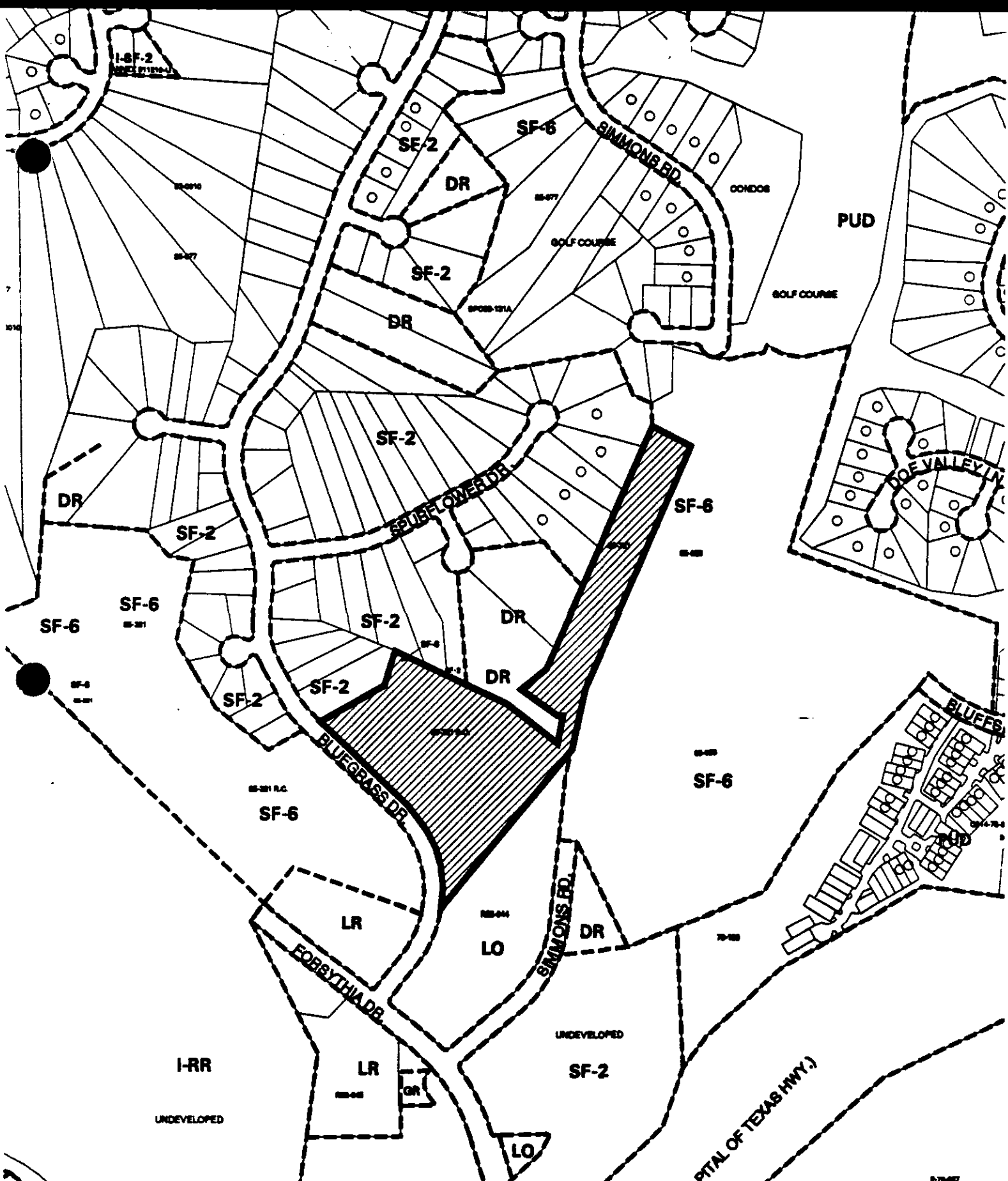
That I, Lawrence A. Hunt, a Registered Public Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 20TH day of MARCH, 1986, A.D.

ESPEY, HUSTON & ASSOCIATES, INC.
Engineering & Environmental Consultants
P.O. Box 519
Austin, Texas 78767


Lawrence A. Hunt
Registered Public Surveyor
No. 4328 - State of Texas





	SUBJECT TRACT		ZONING CASE #: C14-97-0099 ADDRESS: BLUEGRASS DR. & FORSYTHIA DR. SUBJECT AREA (acres): 10.350	DATE: 97-07 INTLS: TRC	CITY GRID REFERENCE NUMBER H32,H33
	PENDING CASE				
	ZONING BOUNDARY				
	CASE MGR: C.ALTER				

980115-F

Austin American-Statesman

PO#: 980115-E
Ad ID#: 1TQH00400
Acct#: 5124992499
Account Name: CITY CLERKS OFFICE

CITY CLERKS OFFICE
PO BOX 1088
AUSTIN, TX 78767

AFFIDAVIT OF PUBLICATION

THE STATE OF TEXAS
COUNTY OF TRAVIS

Before me, the undersigned authority, a Notary Public in and for the County of Travis, State of Texas, on this day personally appeared:

FRANK PUCKETT

Classified Advertising Agent of the Austin American-Statesman, a daily newspaper published in said County and State that is generally circulated in Travis, Hays, Burnet and Williamson Counties, who being duly sworn by me, states that the attached advertisement was published in said newspaper on the following dates, to wit:

First Published:	2/2/98	Last Published:	2/2/98
Times Published:	1	Classification:	9980
Lines:	20	Cost:	\$52.40

and that the attached is a true copy of said advertisement.

Frank Puckett

SWORN AND SUBSCRIBED TO BEFORE ME, this the 2nd day of Feb 1998



Sharon Janak
Notary Public in and for
TRAVIS COUNTY, TEXAS

305 South Congress Ave., P.O. Box 670, Austin, Texas 78767-0670 512-445-3541

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